Davidson County DEEDWARR
Recvd: 03/30/07 13:32 2 pgs
Fees:13.00 Taxes:576.83
20070330-0038341

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
**Joshua P. Akers**
**114 Canton Court**
**Goodlettsville, Tennessee 37072**

**SEND TAX BILL TO:**
**Mortgagee**

**MORTGAGEE:**
**Wells Fargo Bank, N.A.**
P.O. Box 5708
Springfield, OH 45501-5708

| | |
|---|---|
| **MAP** | **26-6** |
| **GROUP** | **A** |
| **PARCEL** | **53.00** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dial Properties, LLC,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Joshua P. Akers,** unmarried hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 as shown on the Plan of The Townhomes at Windsor Green, Section One, Phase 2, of record in Instrument No. 20030417-0051548, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Dial Properties, LLC by Special Warranty Deed from USI Properties, Inc. of record in Book 10832, page 144, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **114 Canton Court, Goodlettsville, Tennessee 37072.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this **the 15th** day of **March, 2007.**

**Dial Properties, LLC**

**By:** _____
**Jeff Dial, Member, Member**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Jeff Dial** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Dial Properties, LLC**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of March, 2007.

_____
Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ SUMNER

The actual value or consideration, whichever is greater, for this transfer is $155,900.00.

_____
AFFIANT

Subscribed and sworn to before me on this ~~15th~~ 22nd day of March, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 5/22/2010